



CITY OF FALLS CHURCH

DATE: November 13, 2014

TO: Mayor Tarter and Members of the City Council

FROM: City Hall Public Safety Improvements Taskforce

SUBJECT: Add On Options Recommendations

Introduction

Subsequent to the Fiscal Year 2007 City Hall and Police Station facility needs study, CIP funding for the City Hall Public Safety Renovations project was approved, in the amount of \$11.7 M, over three previous fiscal years (FY 12, 13, and 14) including \$1M in critical renovations already invested. In early 2014, the project reached the 20% floor plans and exterior renderings phase. The core project, along with four add on options, was brought before Council in July and August of 2014 to proceed to 60% floor plans and exterior renderings.

Following Council's decision to proceed to 60% floor plans and exterior renderings for the adopted core City Hall Public Safety Renovations project, Council re-established the City Hall/Public Safety Taskforce to seek broader community engagement and stakeholder input to the project including four add-on options to the core project. The Council taskforce resolution and list of taskforce members are attached.

Four add-on options were presented to Council by staff:

1. Renovate West Wing HVAC system (\$1.25M)
2. 2nd Story Addition to Parking Garage, (\$750K)
3. Additional Existing Building Renovation (\$1.75M)
4. North Side Expanded Addition (\$1.5M)

The taskforce recommendations for each option are below, in priority order.

1. Renovate West Wing HVAC System

The existing West Wing HVAC system is aging and past its expected operating life. The system components will require increased upkeep costs and eventually need replacement. Existing window HVAC units have asbestos and will require removal and replacement in the near future. The project provides an opportunity to the City to gain efficiencies in design and installation costs and the ability to integrate the HVAC system and building designs.

Taskforce Comments

Taskforce Recommendation

The taskforce **recommends/does not recommend** renovation of the West Wing HVAC system to be included in the final City Hall Public Safety Renovations project scope.

2. 2nd Story Addition to Parking Garage

A two story garage would add 44 spaces to the parking supply at City Hall. This parking would be used for staff parking and City vehicles and would alleviate parking demands on the City Hall Campus including Library parking needs.

Taskforce Comments

Taskforce Recommendation

The taskforce **recommends/does not recommend** a 2nd story on the proposed parking garage to be included in the final City Hall Public Safety Renovations project scope.

3. Additional Existing Building Renovation

A preliminary survey by Dewberry found approximately 4,000 square feet of core and circulation spaces could be renovated to an open floor concept in order to maximize the City Hall floor plate – increasing space for useful office functions, ensure future flexibility in office space configuration options, and improve circulation throughout. This “full gut” renovation would allow the City Hall to change and grow with the City’s future needs.

Taskforce Comments

Taskforce Recommendation

The taskforce **recommends/does not recommend** additional renovations of the existing building be included in the final City Hall Public Safety Renovations project scope.

4. North Side Expanded Addition

The proposed North side addition would add approximately 4,000 SF to the rear of City Hall at approximate cost of (\$375/SF). This expanded scope would address additional public security needs such as a fully enclosed sally port and a deliveries/mail room located on an outer wall. The addition would also include an employee lounge, improved employee circulation and accessibility, and improved space functionality, including the option to place a public counter for Court Clerk closer to Courts for increased public accessibility and wayfinding.

Taskforce Comments

Taskforce Recommendation

The taskforce **recommends/does not recommend** an addition to the north (rear) of the building to be included in the final City Hall Public Safety Renovations project scope.

City Hall Public Safety Improvements Taskforce Add On Option Recommendations

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